



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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June 30, 2005

IN REPLY PLEASE

REFER TO FILE: **B-2**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisance at the following locations:

40597 174th Street East, Lake Los Angeles  
10105 East Avenue S-14, Littlerock  
41135 Fieldspring Street, Lake Los Angeles  
41043 North 168th Street East, Lancaster  
15805 Valeport Avenue, Lancaster  
5144 Walnut Grove Avenue, San Gabriel  
5216 Walnut Grove Avenue, San Gabriel  
4930-4932 Acacia Street, San Gabriel  
5230 Briggs Avenue, La Crescenta

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require a substandard structure be rebuilt to Code or demolished, the repair of a substandard structure, and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

There will be no negative fiscal impact or increase in net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 40597 174th Street East, Lake Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 15, 2005, and maintained cleared thereafter. (b) That the structure(s) be repaired per noted defects by August 4, 2005.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to children, vandalized, and exists as a fire hazard and a threat to public safety and welfare.
3. Doors and windows are broken.
4. Abandoned or inoperable vehicle(s) on the premises.
5. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, trash, and junk.

**ADDRESS: 10105 East Avenue S-14, Littlerock**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 15, 2005, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 15, 2005.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Trash and junk scattered about the premises.
4. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 41135 Fieldspring Street, Lake Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all excessive vegetation by July 15, 2005, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by July 15, 2005.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash and junk scattered about the premises.
5. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 41043 North 168th Street East, Lancaster**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by August 4, 2005, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by August 4, 2005.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.

3. Trash and junk scattered about the premises.

**ADDRESS: 15805 Valeport Avenue, Lancaster**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 15, 2005, and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Trash and junk scattered about the premises.
4. A motor home stored for unreasonable periods on the premises.

**ADDRESS: 5144 Walnut Grove Avenue, San Gabriel**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 15, 2005, and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.

3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash and junk scattered about the premises.

**ADDRESS: 5216 Walnut Grove Avenue, San Gabriel**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 15, 2005, and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Trash and junk scattered about the premises.

**ADDRESS: 4930-4932 Acacia Street, San Gabriel**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 15, 2005, and maintained cleared thereafter. (b) That the structure(s) be closed to prevent unauthorized entry by July 15, 2005, and maintained closed thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. The building is open and accessible to children, vandalized, and exists as a fire hazard and a threat to public safety and welfare.
3. Doors and windows are broken.
4. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
5. Broken or discarded furniture and boxes on the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Trash and junk scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 5230 Briggs Avenue, La Crescenta**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 20, 2005, and maintained cleared thereafter. (b) That the structure(s) be closed to prevent unauthorized entry by July 15, 2005, and maintained closed thereafter. (c) That an application for permits to rebuild the structure(s) to Code or for demolition be obtained by July 15, 2005. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. The building has been fire damaged.

4. The building is dilapidated.
5. Doors and windows are broken.
6. The roof sags and supports are inadequate.
7. The interior walls are damaged.
8. The ceiling joists are damaged.
9. The required heating appliance is damaged and inoperable.
10. Electrical wiring is unsafe due to exposed conductors.
11. Fixtures and receptacle outlets are damaged and unsafe.
12. The dwelling's lavatory, bath facility, and kitchen sink are damaged and insanitary.
13. Gas and waste piping are uncapped.
14. Portions of the waste, vent, gas, and water piping are damaged.
15. The premises contain inoperable or apparently abandoned vehicle(s).
16. The premises contain abandoned or broken equipment and furniture, weeds, trash, and junk.
17. Garbage cans and boxes stored in front or side yards and visible from public streets.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

The Honorable Board of Supervisors  
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## **CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property.

At such time as this recommendation is adopted, please return an adopted copy of this letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

MP:pc  
P:REHAB/BOARDLET/FO5

cc: Chief Administrative Office  
County Counsel